

**HOPEWELL TOWNSHIP
YORK COUNTY PA
PLANNING COMMISSION
MINUTES FOR APRIL 17, 2017
MUNICIPAL BUILDING
7:00 PM**

Yost called the April 17, 2018 Planning Commission meeting to order at 7:00 p.m. In attendance were Chairman Ann Yost, Larry Knott, Joe Shanabrough, Tom Malkie and Zoning Officer Keith Hunnings.

Approval of Minutes:

Malkie motioned to approve the February 2018 Planning Commission minutes. Shanabrough seconded the motion. Motion carried.

McElwain/Mayberry

Jason with Holley and Associates was present to discuss the setbacks and proposed amendments to the SALDO. He attended the most recent Board of Supervisors meeting with the proposal of changing the front setbacks of 35 foot to 25 foot and back setback from 15 foot to 25 foot. The proposal would be for single level units and not for all developments. He could get the grading down to 7% for every area except the cul-de-sac. The cul-de-sac is proposed for 9%.

Jason stated that he can work with the 35 foot setbacks but prefers the smaller front yard and larger backyards. The revision would only be for single level detached homes. Yost and Knott do not feel that the change is necessary. Yost stated that setbacks are set the way they are set for many reasons, one being safety. Yost asked why they want the 25 foot setback. They stated the road grading, the wider roads, and larger backyards. Knott voiced that he was not in favor of changing the ordinance. Yost understood reducing impervious land however is not in favor of setting precedent of revising the ordinance if a developer wants it changed. Knott again stated that he does not want to revise the ordinance. Yost cannot find a rationale to revise the ordinance. Christine Scheufele agrees with the Planning Commission that they would set a precedent and she does not think that the ordinance needs to be changed to meet the developer's wishes. Yost motioned that Mayberry will work within the parameters of the existing ordinance for setbacks as written; consideration was given to the criteria presented by the developer and the planning commission could not find any justifiable reason to revise the setbacks as the ordinance is meant for the standard and not the exception. Knott seconded the motion. Motion carried.

Roger _____ is concerned about his private lane. Zoning Officer Hunnings said he should look at his right of way agreement.

SALDO

The Planning Commission was provided a memo regarding dwelling rights. Yost thinks that if the issue is definitions between tract and parcel that the definitions should be changed. Yost also sees this as beneficial for only landowners as they will be selling

off rights they cannot use. Yost motioned that based on the memo and the two examples that show that a change in the way dwelling units are calculated results in a net gain and in consideration of road frontage, etc., it is recommended that there be no change in the way units are calculated, the ordinance will stay as written, and clarify through definition and/or asterisks the words “tract, parcel, farm” etc to clarify the sliding scale zoning. This recommendation is based on the overall intent of the ordinance to preserve agricultural land in Hopewell Township. Shanabrough seconded the motion. Motion carried.

Public Comment:

Yost motioned to adjourn at 8:26 p.m. Knott seconded the motion. Motion carried.

Kristy Smallwood, Secretary

A handwritten signature in blue ink, appearing to read "Courtney Hargrave", written over a horizontal line.

Courtney Hargrave, Recording Secretary